

Overview of the Subpanel's Work to Date



Subpanel Presentation to Task Force
Tuesday, September 21, 2021

Subpanel Members

Member	Title	Occupation
Brian Rossbert Housing Colorado	Chair	Nonprofit advocacy group with an expertise in low- and moderate-income housing issues
Cathy Alderman Colorado Coalition for the Homeless	Vice Chair	Expertise in homelessness, experience administering support to homeless individuals, or other relevant experience related to homelessness and continuum of care
Steven Cordova Total Concept		Representing a local housing authority
Andrew Hamrick Apartment Association of Metro Denver		Organization focused on the interest of property managers and landlords
Wanda Harrison Second Chance Center		Expertise in homelessness, experience administering support to homeless individuals, or other relevant experience related to homelessness and continuum of care
Kinsey Hasstedt Enterprise Community Partners		Expertise in non-profit housing development
Carl Koelbel Koelbel & Co.		Expertise in for-profit housing development



Subpanel Members

Member	Title	Occupation
Eric Leveridge Colorado Jobs with Justice		Representing workers
Aaron Miripol Urban Land Conservancy		Representing a land trust
Adam Paul Mayor of the City of Lakewood		Mayor representing local government
Tawny Peyton Rocky Mountain Home Association		Organization focused on the deployment of factory-built housing
Julie Piepho Adams Bank & Trust		Knowledge of the real estate market and transactions
Tamara Pogue Summit County Commissioner		Commissioner representing local government
Roberto Rey AARP		Knowledge of developing affordable, accessible, integrated housing for people who are aging or have disabilities
Paul Weissman Lument		Organization involved in the financing of housing



Mandate

“To respond to the public health emergency with respect to COVID-19 or its negative economic impacts for programs or services that benefit populations, households, or geographic areas disproportionately impacted by the COVID-19 public health emergency, focusing on programs or services that address housing insecurity, lack of affordable housing, or homelessness.”



Meetings



10:30AM-12:30PM

*Task Force Members are welcome to attend and participate.



Meetings



+



\$400,000,000

Future



Meetings



Expand
Capacity

Stabilize
Existing
Affordable
Housing

Strengthen
the Safety
Net

Ensure
Access
and
Equity



Meetings

- Defining **Affordable Housing**
- Identifying and Understanding the **Gaps** in the Affordable Housing System in Colorado
- Understanding the **Guardrails** Established by the Terminology in Statute and Resolution Around “**Disproportionately Impacted by COVID**”
- Identifying **Information and Background Needs** of SubPanel



Meetings



Moving Forward



Defining Affordable Housing & Establishing Guardrails for Affordable Housing Transformational Task Force



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GOALS

To provide level-setting and working definitions, understanding, and perspective from SubPanel to Task Force in the following areas:

- Defining **Affordable Housing**
- Identifying and Understanding the **Gaps** in the Affordable Housing System in Colorado
- Understanding the **Guardrails** Established by the Terminology in Statute and Resolution Around “**Disproportionately Impacted by COVID**”
- Identifying **Information and Background Needs** of SubPanel



“Affordable Housing”

SubPanel recognizes that there are a lot of definitions of “affordable housing” that exist for specific programs and funding sources and that we will be tied to those definitions if recommendations are to expand such programs or funding sources.

- **US Department of Housing and Urban Development (HUD)** - Housing where occupant is paying no more than 30% of gross income for housing costs including utilities.
- **Low Income Housing Tax Credit (LIHTC)** - Property owner election during application for a number of units restricted for households at or below 50% or 60% AMI (often with some number of units designated for at or below 30% AMI for greater LIHTC benefit) - OR - average of the income of tenants but no tenant may have an income in excess of 80% of AMI.
- **National Housing Trust Fund** - At least 75% of funds must be used for rental for households at 30% AMI or below. 10% of funds can be for home-ownership opportunities for households up to 50% AMI. Rental Housing has a 30 year affordability requirement and Home Ownership has a 10, 20, or 30 year requirement.
- **Voucher Programs** - Generally ensure a household pays no more than 30% of income on rent up to an established threshold.



“Affordable Housing”

When flexibility is allowed, SubPanel recommends keeping the following in mind for purposes of understanding and defining “affordable housing” :

- **People/Households, not market, centered.** No one should have to spend more than 30% of their income on housing (rent/mortgage/utilities).
- If we must use AMI, take **local characteristics** into consideration for allowance of exceptions/exemptions.
- **Sustainability and stability** of the affordable housing market must be at the forefront to ensure long-term affordability.



“Gaps” in Affordable Housing

SubPanel recommends using state, local, and national data sources to identify gaps that need to be addressed with the ARPA funding and future policy ideas:

- **Supply** (rental and home-ownership) gaps for identified populations.
- **Funding** gaps for development and preservation especially for low-income/cost-burdened households.
- **Infrastructure, supply, market** gaps that frustrate affordable housing development.
- **Tenancy support**, vouchers, and supportive services.
- **Systems and Administrative Agency** gaps that prevent people from being able to access affordable housing and necessary supports.



“Disproportionately Impacted by COVID”

Guardrails:

Subpanel recommends following the guidance provided in September 14th memo to Task Force from LSC on permissible uses and specificity on populations, households, and communities:

- “Those disproportionately impacted by COVID”
- “Alleviate immediate economic impact of COVID on housing insecurity”
- “Concentrated in areas with limited economic opportunity and inadequate or poor-quality housing.”
- Eligible services:
 - To address homelessness
 - Affordable housing development
 - Housing vouchers, residential counseling, or housing navigation assistance



“Disproportionately Impacted by COVID”

Guardrails (cont’d)

Assessing whether the proposed program “responds” to COVID is a 2-part inquiry:

- What is the identified **negative** impact from COVID (or laid bare by the COVID crisis)?
- How will this program, service, intervention address the specific negative impact?

While everyone was impacted by COVID, these funds cannot address every need and must be tailored to response to the disease itself or the harmful consequences of the emergency disruptions resulting from or exacerbated by [COVID].



“Disproportionately Impacted by COVID”

Guardrails: (cont’d)

- ARPA Regulations focus on **specific populations**
 - Low-income communities
 - Communities and people of color
 - Tribal communities
- **States may consider other Communities “disproportionately impacted by COVID” including populations, households, and geographic areas that have been determined to have experienced a disproportionate public health or economic outcome**



Information / Background Needs Identified by SubPanel

(1) Behavioral Health TF update and opportunities to align work

- Can funds be leveraged?
- Are there shared “gaps” and needs?

(2) LIHTC Use (state and federal) from CHFA

- How many applicants?
- How many projects/units get funded/built?
- Limitations on bond caps?

(3) County/Local Housing Needs Assessments or Surveys

- Broad need for statewide assessments based on local and statewide data
- Can DOLA help to identify sample assessments already completed at local levels to understand what kind of data exists?



Information / Background Needs Identified by SubPanel (cont'd)

(4) How can Subpanel facilitate easing of state requirements and access to resources for small communities?

- What is within the State's control versus solely within "local control?"

(5) In addition to gaps in affordable rental housing, what is the real "for sale"/home-ownership data?

- What are the trends on "for sale" housing?
- What are the barriers and/or gaps in available home-ownership opportunities?

(6) What are some of the urgent/immediate needs or situations of unique communities?

- Why have some communities in our state made emergency declarations on housing?



**QUESTIONS?
FEEDBACK?
DISCUSSION?**



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